

# Whitakers

Estate Agents



## 3 Highgrove Way, Hull, HU7 3JU

**Guide price £300,000**

GUIDE PRICE £300,000 TO £310,000

NEED MORE SPACE JUST LOOK AT THE FLOORPLAN! THEN CHECK OUT THIS OUTSTANDING 4 BEDROOM DETACHED HOME LARGER THAN THE AVERAGE PROPERTY ON KINGSWOOD THIS REALLY DOES NEED TO BE VIEWED TO BE FULLY APPRECIATED!

A rare opportunity has arisen to purchase this stunning, much extended and improved detached family home, presented in "move-in" condition!

Situated on the ever popular Kingswood development, well positioned for highly regarded primary and secondary schools together with the wealth of retail and leisure facilities of nearby Kingswood Retail Park, this property would be ideal for the growing family!

Immaculately presented throughout, the property briefly comprises; entrance hallway, dining room, spacious lounge, snug/gym, modern fitted kitchen and downstairs cloakroom to the ground floor whilst the first floor houses 4 generous bedrooms, the master being en-suite together with a family bathroom!

## The Accommodation Comprises

### Entrance Hallway

Composite door into entrance porch with laminate flooring, central heating radiator and door into dining room,

### Dining Room 16'6 x 11'9 (5.03m x 3.58m)



Dining room with uPVC window to front aspect, laminate flooring, feature wall panelling, central heating radiator and internal doors into kitchen and lounge.

### Lounge 15'10 x 15'6 (4.83m x 4.72m)



Spacious lounge with two uPVC windows to front aspect, carpeted flooring, central heating radiator and feature corner fireplace.

### Kitchen/Diner 20'1 x 10'6 (6.12m x 3.20m)



Spacious kitchen/diner fitted with a range of contemporary wall and base units, complementary work surfaces and splashbacks. 4 ring ceramic induction hob with extractor over and mid level electric fan oven. Inset stainless steel sink, integrated dish washer and plumbing for automatic washing machine. Laminate flooring, feature tower radiator to dining area and second radiator to kitchen. ceiling spot lights with additional adjustable colour lighting, uPVC window and French doors into rear garden.

### Inner Hallway



With laminate flooring, decorative wall panelling, built in sliding mirrored storage and stairs to first floor landing.

### Snug/Gym 9'10 x 7'1 (3.00m x 2.16m)



Versatile room currently used as a gym with laminate flooring, central heating radiator and uPVC French doors into garden.

### Downstairs Cloakroom



Situated off the inner hallway with low flush wc, hand wash basin, central heating radiator, laminate flooring and uPVC window to side aspect.

## First Floor Landing



With carpeted flooring, uPVC window to side aspect and built in over stair storage.

## Bedroom One 14'2 x 7'10 (4.32m x 2.39m)



Double bedroom with carpeted flooring, central heating radiator, walk in cupboard storage, uPVC window to rear aspect and door into....

## Ensuite 7' x 4'6 (2.13m x 1.37m)



Spacious ensuite comprising walk in shower with dual head mains shower, low flush wc and vanity hand wash basin. Part clad walls, vinyl flooring, central heating radiator and uPVC window to rear aspect.

## Bedroom Two 11'2 x 10'2 (3.40m x 3.10m)



Double bedroom with uPVC window to front aspect, carpeted flooring and central heating radiator.

## Bedroom Three 16'1 x 7'1 (4.90m x 2.16m)



Another double bedroom with uPVC window to front aspect, carpeted flooring, fitted sliding wardrobes, central heating radiator and sink. (This bedroom has plumbing in place for a second ensuite bathroom)

## Bedroom Four 8'10 x 8'6 (2.69m x 2.59m)



With uPVC window to front aspect, carpeted flooring, central heating radiator and fitted sliding wardrobes.

### Family Bathroom 7'10 x 5'7 (2.39m x 1.70m)



Modern family bathroom comprising bath with mains shower over and fitted screen, low flush wc and pedestal hand wash basin. Tiled flooring and part tiled walls, heated towel rail and uPVC window to rear aspect.

### Outside



The front of the property is block paved to provide off road parking for multiple vehicles whilst the lovely low maintenance southerly facing rear garden laid to lawn, paved patio seating area, timber fencing and side gate access together with storage shed and amazing summer house!

### Summer House 16'4" x 8'2" (5 x 2.5m)



The spacious and versatile summer house is currently equipped as a garden bar and features uPVC windows and French doors into the garden and full electric supply.

### Tenure

The property is Freehold

### Council Tax

Council Tax band D

Kingston upon Hull City Council

### EPC

EPC Awaited

### Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 9 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning -

08/01185/FULL | (29-08-2008)

Status: Application Permitted

Erection of two storey side extension.

08/00582/FULL | (11-04-2008)

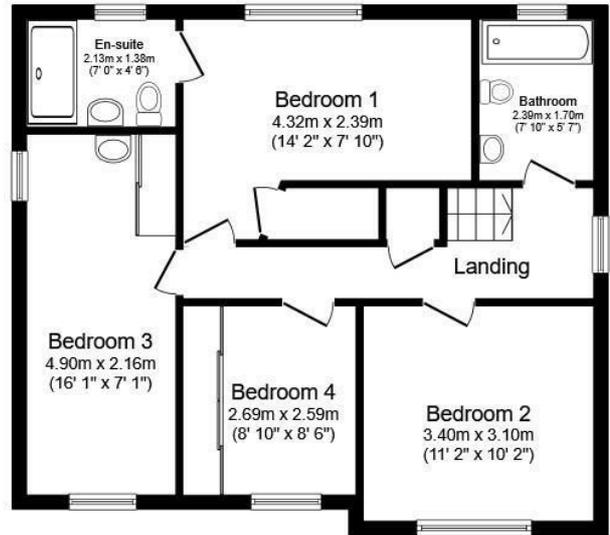
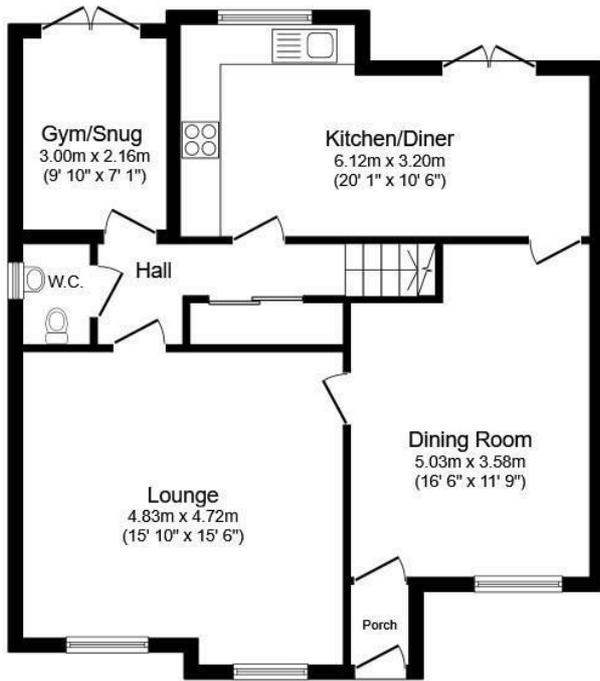
Status: Application Refused

Erection of two storey side extension (10.45m max length x 2.3m max width x 7m max height; 34'3" x 8'6" x 23'12").

### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

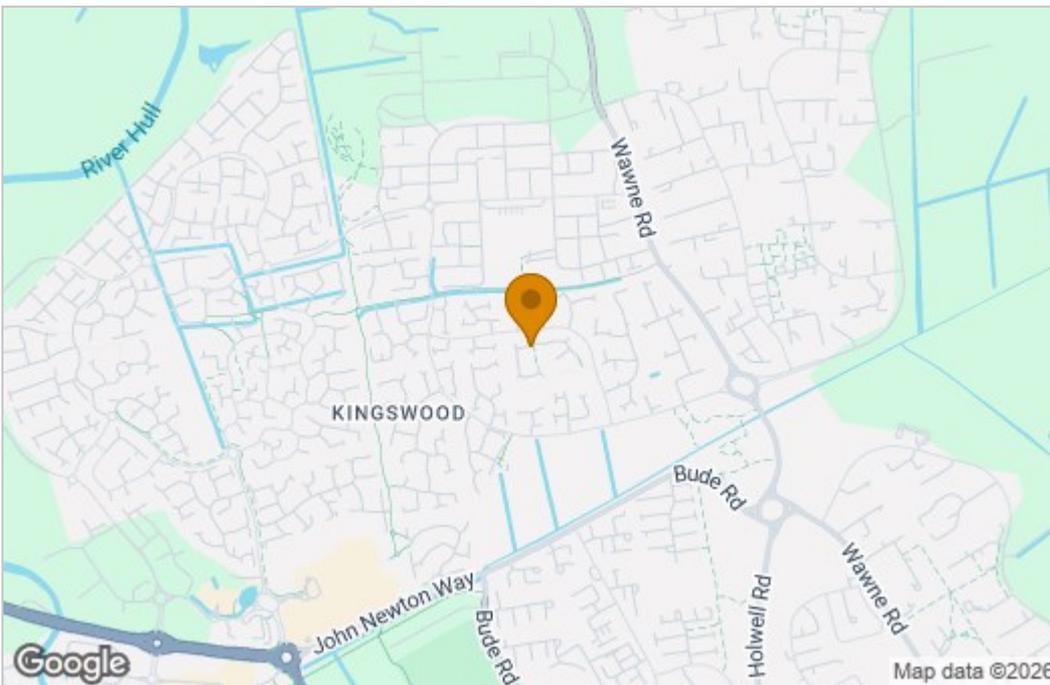
# Floor Plan



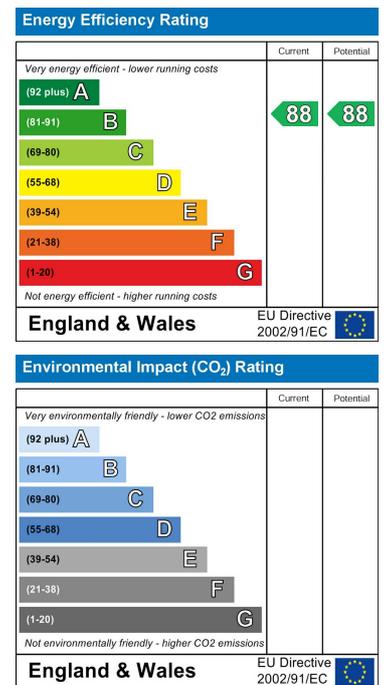
Total floor area: 136.2 sq.m. (1,466 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.